

Legal Description
THE SHORES

A PARCEL OF LAND LOCATED IN SECTION 1 AND THE EAST HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 TO BEAR SOUTH 89°30'57" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°09'42" WEST, ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24 AS DESCRIBED IN BOOK 86 AT PAGE 273, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°31'05" WEST, ON SAID NORTH RIGHT-OF-WAY LINE, BEING 30 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 1395.58 FEET TO THE EASTERLY LINE OF TRACT 2 AS DESCRIBED AT RECEPTION NO. 3157965, ALSO BEING THE EASTERLY LINE OF RECEPTION NO. 3001391, BOTH OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID RECEPTION NO. 3001391 THE FOLLOWING THREE (3) COURSES:
1. NORTH 00°28'55" WEST, A DISTANCE OF 30.00 FEET;
2. SOUTH 89°31'05" WEST, A DISTANCE OF 1345.65 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1;
3. SOUTH 00°52'24" WEST, ON SAID WEST LINE, A DISTANCE OF 30.01 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 24 DESCRIBED IN BOOK 86 AT PAGE 273, BEING 30 FEET NORTHERLY OF SAID SOUTH LINE OF THE SOUTHWEST 1/4;

THENCE SOUTH 89°56'23" WEST, CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE BEING 30 FEET NORTHERLY AND PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 2, A DISTANCE 3.00 FEET TO THE EASTERLY LINE OF RECORDED EXEMPTION NO. 1313-2-4-RE405 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID RECORDED EXEMPTION THE FOLLOWING FOUR (4) COURSES:
1. NORTH 00°52'24" EAST, A DISTANCE OF 509.83 FEET;
2. SOUTH 62°17'49" WEST, A DISTANCE OF 295.71 FEET;
3. SOUTH 29°47'27" WEST, A DISTANCE OF 207.93 FEET;
4. SOUTH 16°25'34" WEST, A DISTANCE OF 169.34 FEET, TO THE NORTH LINE OF RECEPTION NO. 3001389 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, BEING 60 FEET NORTHERLY OF THE SOUTH LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 2;

THENCE SOUTH 89°56'05" WEST, ON SAID NORTH LINE RECORDED AT RECEPTION NO. 3001389, BEING 60 FEET NORTHERLY AND PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 858.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 9-3/4 AS DESCRIBED IN BOOK 86 AT PAGE 273, ALSO BEING 30 EASTERLY OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SAID SECTION 2;

THENCE NORTH 00°43'22" EAST, ON SAID EASTERLY RIGHT-OF-WAY LINE, 30 FEET EASTERLY AND PARALLEL TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST 1/4, A DISTANCE OF 2597.74 FEET TO THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SAID SECTION 2

THENCE NORTH 00°42'15" EAST, CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, BEING 30 FEET EASTERLY AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 1284.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24-3/4 AS DESCRIBED IN BOOK 86 AT PAGE 273, BEING 30 FEET SOUTHERLY OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;

THENCE NORTH 89°47'01" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 30 FEET SOUTHERLY AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1274.19 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1;

THENCE NORTH 89°47'01" EAST, 30 FEET SOUTHERLY AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, A DISTANCE OF 0.97 FEET;

THENCE NORTH 88°13'14" EAST, 30 FEET SOUTHERLY AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 1335.27 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, ALSO BEING THE WESTERLY LINE OF RECORDED EXEMPTION NO. 1313-1-2-RE2024 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON THE WEST LINE OF SAID EXEMPTION NO. 1313-1-2-RE2024, AND ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, SOUTH 00°21'01" WEST, A DISTANCE OF 587.70 FEET TO THE SOUTHWEST CORNER OF SAID EXEMPTION NO. 1313-1-2-RE2024;

THENCE ON THE SOUTH LINE OF SAID EXEMPTION NO. 1313-1-2-RE2024 THE FOLLOWING TWO (2) COURSES:

1. NORTH 56°46'10" EAST, A DISTANCE OF 528.30 FEET;
2. NORTH 61°15'07" EAST, A DISTANCE OF 259.69 FEET;

THENCE ON THE SOUTH AND SOUTHWEST LINE OF LOT "B", SAID EXEMPTION NO. 1313-1-2-RE2024 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 48°36'54" WEST, A DISTANCE OF 50.48 FEET;
2. NORTH 85°25'18" WEST, A DISTANCE OF 377.66 FEET;
3. NORTH 06°01'15" WEST, A DISTANCE OF 223.99 FEET;
4. NORTH 83°57'33" WEST, A DISTANCE OF 198.46 FEET TO THE EAST LINE OF WELD COUNTY ROAD 11-1/4, SAID POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1;

THENCE ON THE SAID EAST LINE OF WELD COUNTY ROAD 11-1/4 AND ON A LINE PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, NORTH 00°21'01" EAST, A DISTANCE OF 1187.69 FEET;

THENCE ON THE SOUTH LINE OF WELD COUNTY ROAD 26 AND ON A LINE PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1, NORTH 88°13'56" EAST, A DISTANCE OF 1294.66 FEET;

THENCE ON THE EAST LINE OF SAID EXEMPTION NO. 1313-1-2-RE2024, AND ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1, SOUTH 00°09'44" EAST, A DISTANCE OF 1290.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, ALSO BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 1;

THENCE NORTH 88°12'08" EAST, ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1975.06 FEET TO THE NORTHWEST CORNER OF RECEPTION NO. 1447451, RECORDED OCTOBER 16, 1964, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°15'05" EAST, ON THE WEST LINE OF SAID RECEPTION NO. 1447451, A DISTANCE OF 330.36 FEET;

THENCE SOUTH 00°18'10" EAST, A DISTANCE OF 262.96 FEET TO THE NORTHWEST CORNER OF RECEPTION NO. 1508174, RECORDED SEPTEMBER 26, 1967, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°15'05" EAST, ON THE WESTERLY LINE OF SAID RECEPTION NO. 1508174, ALSO OF RECEPTION NO. 425433, RECORDED JANUARY 6, 1964, A DISTANCE OF 725.09 FEET TO THE NORTHERLY LINE OF RECEPTION NO. 2933109, RECORDED MARCH 14, 2002, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, ALSO BEING THE NORTHERLY LINE OF MOUNTAIN SHADOW SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 3037982 AND NO. 3091602, BOTH OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF BOTH SAID RECEPTION NO. 2933109 AND OF SAID MOUNTAIN SHADOW SUBDIVISION FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°45'47" WEST, A DISTANCE OF 1971.59 FEET TO THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 1;
2. SOUTH 00°09'30" EAST, ON SAID WEST LINE OF THE SOUTH HALF OF THE NORTHEAST 1/4, A DISTANCE OF 81.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 1;

THENCE CONTINUING ON SAID MOUNTAIN SHADOW SUBDIVISION FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°10'00" EAST, ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 1352.51 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1;

2. NORTH 88°58'07" EAST, ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1316.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1;

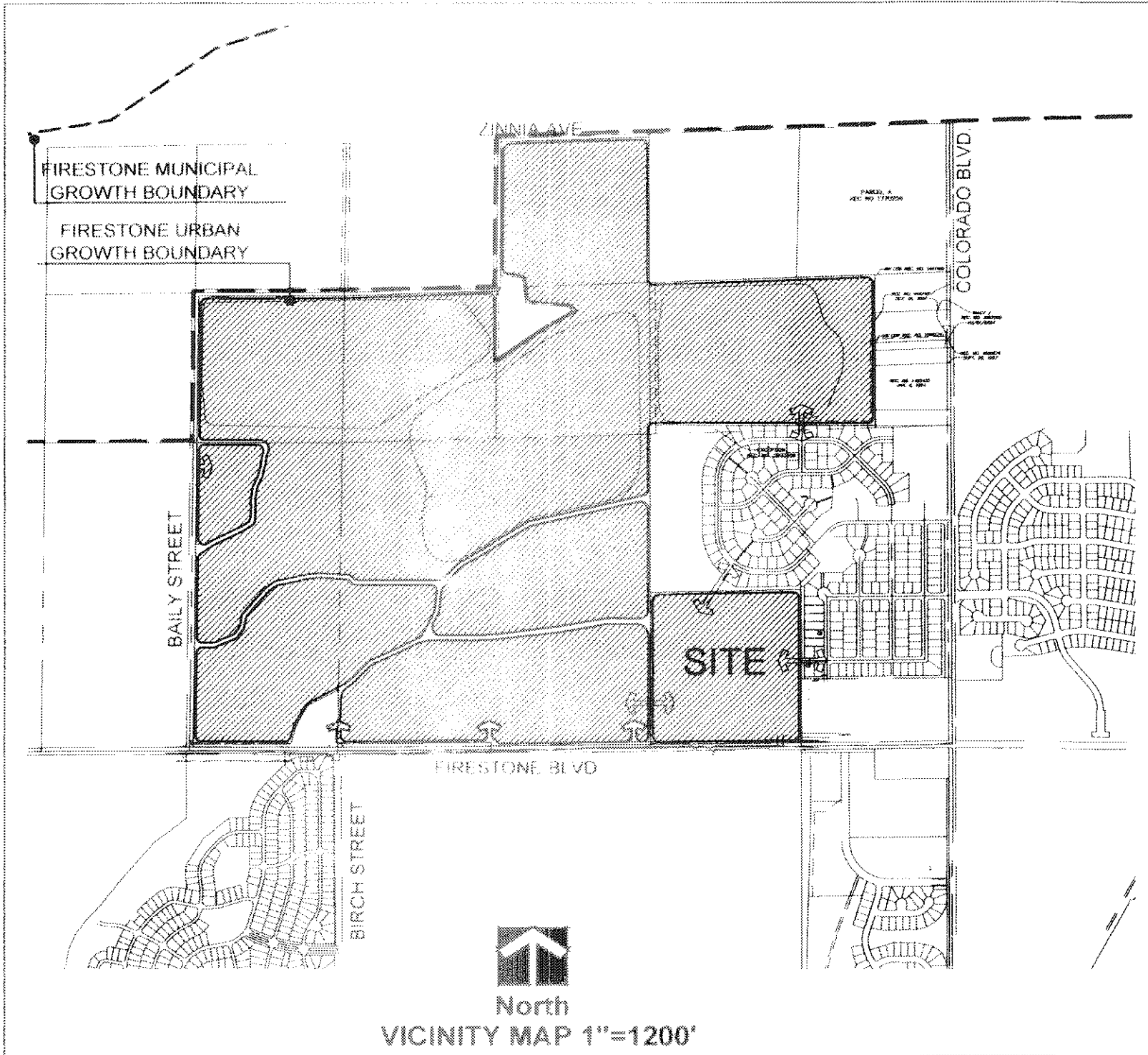
3. SOUTH 00°14'25" EAST, ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1335.14 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24, AS DESCRIBED IN SAID BOOK 86 AT PAGE 273, ALSO BEING 30 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1;

THENCE SOUTH 89°30'57" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE DESCRIBED IN BOOK 86 AT PAGE 273, ALSO BEING 30 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 1318.51 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS A CALCULATED AREA OF 21,205.698 SQUARE FEET OR 486.82 ACRES MORE OR LESS

OUTLINE DEVELOPMENT PLAN - COVER SHEET

THE SHORES
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 5



SHEET INDEX

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THENCE ON THE NORTHERLY AND WESTERLY LINES OF BOTH SAID RECEPTION NO. 2933109 AND OF SAID MOUNTAIN SHADOW SUBDIVISION FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°45'47" WEST, A DISTANCE OF 1971.59 FEET TO THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 1;
2. SOUTH 00°09'30" EAST, ON SAID WEST LINE OF THE SOUTH HALF OF THE NORTHEAST 1/4, A DISTANCE OF 81.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 1;

THENCE CONTINUING ON SAID MOUNTAIN SHADOW SUBDIVISION FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°10'00" EAST, ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 1352.51 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1;

2. NORTH 88°58'07" EAST, ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1316.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1;

3. SOUTH 00°14'25" EAST, ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1335.14 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24, AS DESCRIBED IN SAID BOOK 86 AT PAGE 273, ALSO BEING 30 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1;

THENCE SOUTH 89°30'57" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE DESCRIBED IN BOOK 86 AT PAGE 273, ALSO BEING 30 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 1318.51 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS A CALCULATED AREA OF 21,205.738 SQUARE FEET OR 486.82 ACRES MORE OR LESS

Board of Trustees Approval Block

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this 23rd day of August, 2007 by Ordinance No. 648

Chris Hall
Mayor

Judy L. Hegwood
Attest Town Clerk



Acceptance Block and Notary

By signing this ODP, Lot Holding Investments, LLC acknowledges and accepts all of the requirements and intent sent forth herein.

Chris Hall
Lot Holding Investments, LLC

State of Colorado }
 }ss
County of Weld }

The foregoing instrument was acknowledged before me this 3rd day of April, 2008.

By Bret Hall

Witness my hand and official seal

Chris J. Jorgensen
Notary Public

3-4-2010
My commission expires

Acceptance Block and Notary

By signing this ODP, the Hall Family Partnership of Firestone, LLP acknowledges and accepts all of the requirements and intent sent forth herein.

Chris J. Jorgensen
Hall Family Partnership of Firestone, LLP

State of Colorado }
 }ss
County of Weld }

The foregoing instrument was acknowledged before me this 3rd day of April, 2008.

By Bret Hall

Witness my hand and official seal

Chris J. Jorgensen
Notary Public

3-9-2010
My commission expires

PLANNING AREA 5

A PARCEL OF LAND LOCATED IN SECTION 1 AND THE EAST HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 TO BEAR SOUTH 89°30'57" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°09'24" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24 AS DESCRIBED IN BOOK 86 AT PAGE 273, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°31'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING 30 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 1395.58 FEET TO THE EASTERLY LINE OF TRACT 2 AS DESCRIBED AT RECEPTION NO. 3157965, ALSO BEING THE EASTERLY LINE OF RECEPTION NO. 3001391, BOTH OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

- THENCE ALONG SAID RECEPTION NO. 3001391 THE FOLLOWING THREE (3) COURSES:
1. THENCE NORTH 00°28'55" WEST, A DISTANCE OF 30.00 FEET;
 2. THENCE SOUTH 89°31'05" WEST, A DISTANCE OF 1345.65 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
 3. THENCE SOUTH 00°52'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 30.01 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 24 DESCRIBED IN BOOK 86 AT PAGE 273, BEING 30 FEET NORTHERLY OF SAID SOUTH LINE OF THE SOUTHWEST QUARTER;

THENCE SOUTH 89°56'23" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE BEING 30 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE 3.00 FEET TO THE EASTERLY LINE OF RECORDED EXEMPTION NO. 1313-2-4-RE405 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID RECORDED EXEMPTION NORTH 00°52'24" EAST, A DISTANCE OF 509.83 FEET;

THENCE NORTH 62°17'55" EAST, A DISTANCE OF 84.47 FEET;
THENCE NORTH 49°51'37" EAST, A DISTANCE OF 81.96 FEET;
THENCE NORTH 48°15'24" EAST, A DISTANCE OF 201.33 FEET;
THENCE NORTH 64°28'44" EAST, A DISTANCE OF 510.91 FEET;
THENCE NORTH 89°13'33" EAST, A DISTANCE OF 570.95 FEET;
THENCE NORTH 84°03'40" EAST, A DISTANCE OF 633.15 FEET;
THENCE NORTH 80°38'16" EAST, A DISTANCE OF 419.68 FEET;
THENCE NORTH 89°50'26" EAST, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 375.48 FEET;
THENCE SOUTH 00°09'34" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1080.33 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,535,077 SQUARE FEET OR 58.197 ACRES MORE OR LESS

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Salle & Henry
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OWNERS

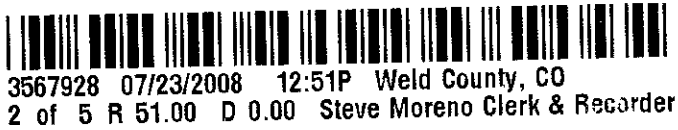
The Shores
Outline Development Plan
Town of Firestone, County of Weld, State of Colorado

THE SHORES

COVER SHEET

NAME OF SUBMITTAL	THE SHORES
TYPE OF SUBMITTAL	OUTLINE DEV. PLAN
FILING NUMBER	N/A
PHASE NUMBER	N/A
PREPARED DATE	5-24-2007
REVISION DATE	7-31-2007
REVISION DATE	11-7-2007
REVISION DATE	1-28-2008
REVISION DATE	3-4-2008

SHEET 1 OF 5



Project Concept

The purpose of this Outline Development Plan (ODP) is to rezone The Shores property including the Burch Property which is being concurrently processed for annexation with this ODP. The overall concept for the project is a carefully planned community maximizing the amenity of the surrounding ponds established by the gravel operations. The Plan proposes a variety of housing types, regional commercial uses, trails, parks and open space, and a charter school site. The integrity of the Town and the neighborhood will be upheld and enhanced by the development of these properties. Currently, Hall-Irwin Corporation, Aggregate Division is mining gravel on The Shores property, however, when mining is complete, the property will be reclaimed with four lined lakes to be utilized as water storage by Central Colorado Water Conservancy District. These lakes will be a wonderful addition to the aesthetics of the area, as public trails will wind through them after reclamation.

The housing types are intended to include attached single-family and multi-family units, detached single-family homes. The single-family homes in PA-6 will be the first filing to develop. The homes will be traditional homes on a minimum lot size of 7,100 square feet. At the time of Preliminary Development Plan, the design of any proposed single family attached or multi-family home neighborhood shall address compatibility with adjacent disparate land uses such as commercial and single family detached homes.

A Regional Commercial center totaling 58.11 acres is proposed along Firestone Boulevard. The commercial area will include uses such as retail sales and services, food sales, personal services and possibly office space. The visibility, access and proximity to Firestone Boulevard will contribute to the success of the commercial center thereby generating significant sales tax revenue for the Town.

The recreational facilities are intended to include public walking trails, which will eventually tie into St. Vrain State Park, located west of the site. Trails also provide access to the Town of Firestone Park located in the Mountain Shadows Subdivision, the proposed charter school and the adjacent residential neighborhoods. The original ODP for The Shores anticipated that the four lakes would have active recreational uses such as non-motorized boating. Circumstances have changed and the surface area of the lakes is owned by Hall Irwin with water storage by easement to Central Colorado Water Conservation District thereby limiting the recreational opportunities to passive uses such as wildlife viewing and fishing. Trails around the lakes, upon completion of the mining operations and reclamation, will become the active recreational amenity around the lakes. Location of the trails will be based on space and the requirements of the easement with Central Colorado Water Conservancy District.

PA-2 which is located at the northeast corner of Firestone Blvd. and Bailly Street is proposed as open space, park and detention area. A majority of the 45 acre site is located within the 100 year floodplain for Godding Hollow. However, the site is generally dry outside the seepage pond area and may provide the opportunity for informal ball fields, picnic tables, wildlife viewing and trails. No parking or structural improvements are anticipated. The initial phase of Trails, as shown on the ODP paralleling the southern bank of the Godding Ditch will provide a connection from the PA-6, the Single Family Detached residential neighborhood to the PA-2, the public park site. This trail will come into place concurrent with the development of PA-4 and PA-5. This initial phase of trail will continue west through the intersection of Bailly Street and Firestone Blvd. and eventually north and west to St. Vrain State Park. This will provide trail access until such time the mining operations have ceased and trail access is available north along the Tri-Town Drainage Ditch and west generally along the north edge of reclaimed Ponds A and C.

The public services for the project have been carefully planned with the Town of Firestone and other utility providers, including the St. Vrain Sanitation District. With water and drought as major issues in Colorado, Lot Holding Investments, LLC is looking into alternatives for both potable, including reverse osmosis, and non-potable water systems for the property in conjunction with the Town. Sanitary sewer service is being provided by the extension of a main from northeast of the Mountain Shadows Subdivision.

Park land dedication will be met on-site and by cash-in-lieu or by park improvements. The project will meet all school district requirements, by the planned charter school site incorporated into the project within PA-6 or by cash-in-lieu of land.

Benefits of Development

The ODP for The Shores has brought and will bring to the Town of Firestone community, several benefits, whether it is the development or the mining operations. The following lists a few of these benefits:

1. Water storage for the Town and others depending on the ongoing status of the easement with Central Colorado Water Conservancy District;
2. Gravel for the development of the American Furniture Warehouse property;
3. Options for education by the planned charter school;
4. 58 acres of Regional Commercial land use;
5. Drainage facilities for the Tri-Town Basin and Godding Hollow;
6. Expansion of the Sanitary Sewer system;
7. Future expansion of the trail network connecting the Firestone Legacy Trail System and St. Vrain State Park;
8. Enhanced landscape frontage on Firestone Boulevard; and
9. To the extent possible the builder will incorporate green building principles.

Regional Impacts

The project has been carefully planned to limit impacts on the region and will pay the Town's and other governmental then current impact fees including but not limited to: regional drainage, roads, and upgrades to sanitary sewer, police and fire protection and schools in addition to the completion of any infrastructure improvements that may be required at the time of development. As previously stated, the project will provide amenities to the region by incorporating and conserving open space and trails once the mining operation is complete..

Environmental Information

The impacts to the environment are very minimal, as the most sensitive areas will be conserved or preserved as open spaces, including the lakes and trail corridors. Through the mining permit on the north side of the property, many environmental agencies have reviewed this project, including the Division of Wildlife, the Army Corps of Engineers and the State Mined Reclamation Board. The floodway and floodplain areas, for the most part, will be undeveloped with the exception of a potential park with informal play fields, picnic areas, wildlife viewing and trails.

Oil and gas wells, storage facilities and transmission lines are scattered throughout the site. The Existing Conditions Map illustrates the existing and proposed locations of the facilities as well as potential drill windows. Surface Use Agreements are being negotiated with both Anadarko and Noble to confirm the development rights for both the surface users and mineral right owners or lessees.

Phase I Environmental Assessments and a limited Phase II Environmental Site assessment were prepared by Terracon on February 20, 1998 and August 31, 2000. In addition, Anderson and Company completed a report titled "Wetlands Delineation: Shores PUD" on July 6, 2001 and Savage and Savage prepared a jurisdictional wetland delineation report on July 29, 2002. A threatened and endangered species habitat survey was prepared for The Shores by Aspen Environmental Services on June 4, 1998.

Mining Operations

Background
Hall-Irwin continues to gravel mine The Shores property under the current active Mining Permit No. M-1998-013, Revision No. AM-1. The original Permit was issued in 1998 by the State of Colorado Division of Minerals and Geology for mining on a total of 125 acres. An Amendment was approved on March 11, 2003 which increased the mine operation area from 125 acres to 221 acres and enlarged the ponds to provide opportunity for water storage on the property.

This Outline Development Plan (ODP) incorporates the areas of current mining activities as well as reclaimed areas as shown on the attached maps. Additionally, the desire is to annex, and zone the approximately 40 acres known as the Burch Property, which was recently purchased by Lot Holding, as Open Space for mining.

Also, included herein, is a proposed Amendment to the Conditional Use Permit which was approved by The Town of Firestone Board by Resolution 98-11. Concurrently, an application amending the existing Mining Permit to include the Burch Property will be submitted to the State of Colorado Division of Minerals and Geology.

OUTLINE DEVELOPMENT PLAN - ODP TEXT

THE SHORES
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 5

Current and Proposed Mining Areas and Timing
Generally the current mining activities are occurring in Pod 8, as shown on the approved Mining Plan Amendment No. 3 and Mining Reclamation Plan Amendment No. 3, dated 7/27/07, prepared by Civil Resources, LLC. The mining sequence is from south to north and from west to east with approximately 76 acres remaining to mine and 50 acres complete and reclaimed. These acreages do not reflect the proposed new mining area of the Burch property.

The original Mining permit allowed for an estimated mining time frame of up to 25 years from the Permit date of March 1998. This time frame remains the same but will ultimately depend on market conditions and the need for the processed materials. It is anticipated that the Burch Property will be mined within this same time period.

Impacts of Mining Activity on Development of the Property
Planning Area 1 is the only development area that is in the immediate vicinity of the mining activities and processing plant. This area will not be developed until such time the mining and processing operations have ceased and the area has been reclaimed. Once the surrounding area is reclaimed, Planning Area 1 becomes an excellent site for higher density residential given its proximity to open space, ponds and trails.

Planning Areas 5 and 6 do not abut mining activities. PA-4 which is planned as medium density residential backs on a reclaimed area which is now a pond. PA-6, is planned for single family detached (SFD) residential as well as the Charter School site. The SFD is bordered by existing and proposed residential, commercial and park land.

The Ponds, Water Storage and Recreational Opportunities
The limits of the ponds are indicated on the Existing Conditions Map. Upon completion of the mining operation, the pit is reclaimed into a pond. See the attached Mining Reclamation Plan. The surface area of the pond is owned by Hall-Irwin, however, the water storage is held in an easement by Central Colorado Water Conservation District. The reclaimed ponds and surrounding area will remain as open space. Trail corridors are proposed throughout the open space where there are no conflicts with the slurry walls or ditches. The proposed trails are indicated on the ODP Map. PA-2 is proposed as public Parks/Open Space and Detention. A portion of the site is an existing sediment pond that is a result of adjacent mining.

Material Sales Area

The material sales area is generally located along Bailly Street. The storage yard and sales facility will close or be relocated within the next few years. A portion of the area will be mined and/or reclaimed as open space.

Land Use Compatibility

The proposed development parcels, with the exception Planning Area 1, are located to the south and east of current mining operations. Minor impacts from traffic, noise and dust may occur until such time the mining operations cease. Primary truck access to the mining is from Bailly Street and WCR 24 3/4. Whereas, access to the initial development sites is from Firestone Boulevard. Overall, based on the sequencing of both the mining operations and development, the conflicts should be minimal.

Utilities

Water: Town of Firestone
Sewer: St. Vrain Sanitation District
Gas: Kinder Morgan
Electric: United Power
Cable: Comcast
Telephone: Qwest

The construction and installation of the utilities will be privately financed by the Owner/Developer. The Owner/Developer may also consider the formation of a Title 32 Special District to assist in public improvement financing, as may be approved by the Town.

Grading Concept

The general concept for the overlot grading within this site is to maintain the natural direction of flow and to balance the amount of cut and fill within the site as much as possible. This site is situated within the Godding Hollow and Tri-Town Basin Drainage basins. Overlot grading within this site will not change the general direction of the historical flow, but instead of sheet flows, the runoff will be conveyed through a storm sewer system of streets, inlets, pipes and ponds into the Godding Hollow and Tri-Town Basin Drainageways. No buildings will occur within the 100 year floodplains of the two drainage basins. To the maximum extent practicable, wetlands will be preserved and utilized for sedimentation purposes.

Drainage

The drainage channel serving the Tri-Town Drainage currently crosses under Firestone Blvd in line with the eastern boundary of this property. The channel flows west along the southern boundary of the property and turns north along the west edge of The Shores Filing No. 1. The channel continues north, ultimately flowing into St. Vrain River.

A 120' Tract will be dedicated to the Town for the drainage channel along the north side of Firestone Blvd. with The Shores Filing No. 1 Plat. This Tract encompasses improvements to the ditch previously completed by the Town. The Tract width planned for the drainage channel along the west side is approximately 47 feet wide. The western portion of the ditch improvements will be completed when a PDP for Tract G is submitted to the Town. The east half of the ditch will be dedicated to the Town as a Tract with The Shores Filing No. 1 Final Plat.

Service Requirements

Police: Town of Firestone
Fire Protection: Frederick Firestone Fire Protection District
Schools: St. Vrain Valley School District RE1J

Circulation Systems

Several proposed access points are shown along Firestone Boulevard to provide access to The Shores ODP. The access points are addressed in the traffic study and the proposed turning movements are indicated on the Plan. Access points onto The Shores property have also been shown along Bailly Street, the exact location of all these points of access will be determined at the time of platting; however, the spacing of each access point will meet Town of Firestone requirements. Proposed connections to the existing developments adjacent to The Shores property have also been shown.

Land Use and Zoning

Proposed Zoning and Permitted Land Uses:

- PA-1: R-C Residential C**
(Upon completion of Mining)
a. Single Family Attached (16 du/ac)
b. Multi-family (16 du/ac)
c. Apartments and other rental properties
- PA-2: OS Park/Open Space/Detention**
a. Playgrounds
b. Sports fields
c. Greenbelts
d. Trails
e. Nature Centers
f. Public and private recreation centers
g. Parks
- PA-3: OS Open Space**
a. Public Trails
b. Private passive and active recreation
Uses within the portion of the property designated as open space (OS) will include parks, lakes, open areas and trails. All use of the lakes will be private.
- PA-4: R-C Residential C**
a. Single Family Attached (12 du/ac)
b. Multi-Family (12 du/ac)
- PA-5: RC Regional Commercial**
All uses permitted per the Town of Firestone Development Regulations
- PA-6: R-B Single Family Detached Residential**
a. Single family detached (4 du/ac)
b. Single family attached (4 du/ac)

Density

The density of the residential areas will be as allowed as indicated below with the exception of the R-C land use in PA-4 which proposes a density of 12 du/ac. The density may be increased up to 30 units per acre only with "low impact housing types" for the elderly or senior community (limited independent living units only without congregate care or similar care). This specialized land use would require further definition at the time of Preliminary Development Plan for the site.

- PA-1: R-C (16 DU/Ac)
PA-2: OS
PA-3: OS
PA-4: R-C (12 DU/Ac)
PA-5: RC (.23:1 FAR)
PA-6: R-B (2.4 DU/Ac) 6,600 SF Min. Lot Size

Building Height

- PA-1: R-C 35'
PA-2: OS NA'
PA-3: OS NA
PA-4: R-C 35'
PA-5: RC 35'
PA-6: R-B 35'

Development Schedule

The Shores property will be developed as mining is completed. The Preliminary and Final Plat and the PDP and FDP for Filing No. 1, which is not undergoing mining operations, were processed concurrently with this ODP. It is anticipated that a planned charter school will be the initial phase of development on the site. The school is slated to be open for the fall 2008 semester. The 98 residential lots will be developed concurrently with the construction of the school. There has been some interest in the commercial site, however, at this time the site is not under contract for sale. The completion of the other filings will occur as economic conditions warrant. The total completion of the project is estimated to occur by the year 2023 to coincide with the completion of the gravel mining operations.

Park Development

PA-2 and trail corridors will provide the majority of the park land dedication. PA-2, which is located at the corner of Firestone Boulevard, is a total of 45.017 acres. The site is encumbered by the 100 year floodplain for Godding Hollow, however, the site is generally flat and dry which may be developed into play fields and park areas. The intent is for the trail system and PA-2 to satisfy the majority of the required park land dedication requirements for the development area. Given that mining operations are continuing, park land dedication requirements for PA-6, the initial phase of development will be met by cash-in-lieu of land or park improvements to the Town's park located within the Mountain Shadows Subdivision which is adjacent to The Shores property.

The trail system, with the ultimate connection to St. Vrain State Park, is the primary source for park land dedication and a critical component to the Firestone Legacy Trail system. The following outlines the components of the proposed trail system:

1. Connections from the SFD area and the Charter School to the exiting trail system located north and east of PA-6 with connections to the Town of Firestone Park. (by Lot Holding)
2. A detached trail/sidewalk along the north right-of-way line of Firestone Boulevard. (By Town) A 10 foot trail is to be located on the south right-of-way with a safe pedestrian crossing at the traffic signals at Birch Street and Center Avenue.
3. Initial Phase of trail - 10 foot wide trail on the west side of the Tri-Town Basin Drainage Ditch and north side of PA-4 and PA-5 to PA-2 the park and open space site. (by Lot Holding) (6,994 In. ft. x 20 foot wide corridor = 3.21 Acres)
4. Pedestrian bridge crossing the Tri-Town Basin Drainage ditch to connect to the initial phase trail. (By Town)
5. Trail, with location, width and surface to be determined, upon the completion of mining operations and reclamation. The trails shall also be in compliance with Central Colorado Water Conservancy District's easements. Trail will connect from WCR 13 to the western edge of The Shores property. (By Lot Holding.)

Private Maintenance and Enforcement

A Homeowner's Association and Commercial Owner's Association will be established for the neighborhoods and the commercial center(s) within The Shores. The Association will be governed by Covenant's Conditions and Restrictions which outline the duties of the Associations. The Associations will be responsible for the maintenance of all common elements as defined by the Plat and future Final Development Plans.

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The Shores
Outline Development Plan
Town of Firestone, County of Weld, State of Colorado

THE SHORES	
ODP TEXT	
NAME OF SUBMITTAL:	THE SHORES
TYPE OF SUBMITTAL:	OUTLINE DEV. PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARED DATE:	5-24-2007
REVISION DATE:	7-31-2007
REVISION DATE:	11-7-2007
REVISION DATE:	1-28-2008
REVISION DATE:	3-4-2008
SHEET 2 OF 5	

3567928 07/23/2008 12:51P Weld County, CO
3 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

OUTLINE DEVELOPMENT PLAN - EXISTING CONDITIONS

THE SHORES

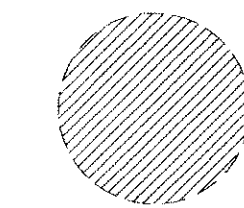
TOWN OF FIRESTONE
WELD COUNTY

STATE OF COLORADO

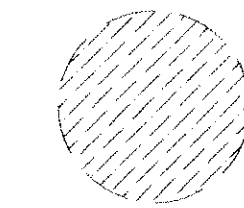
SHEET 3 OF 5

VOGL RICHARD & MARGARET
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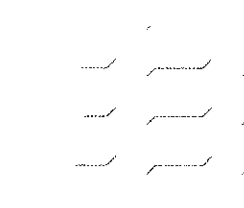
LEGEND



EXISTING ANADARKO WELL LOCATION

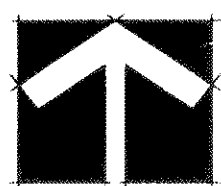
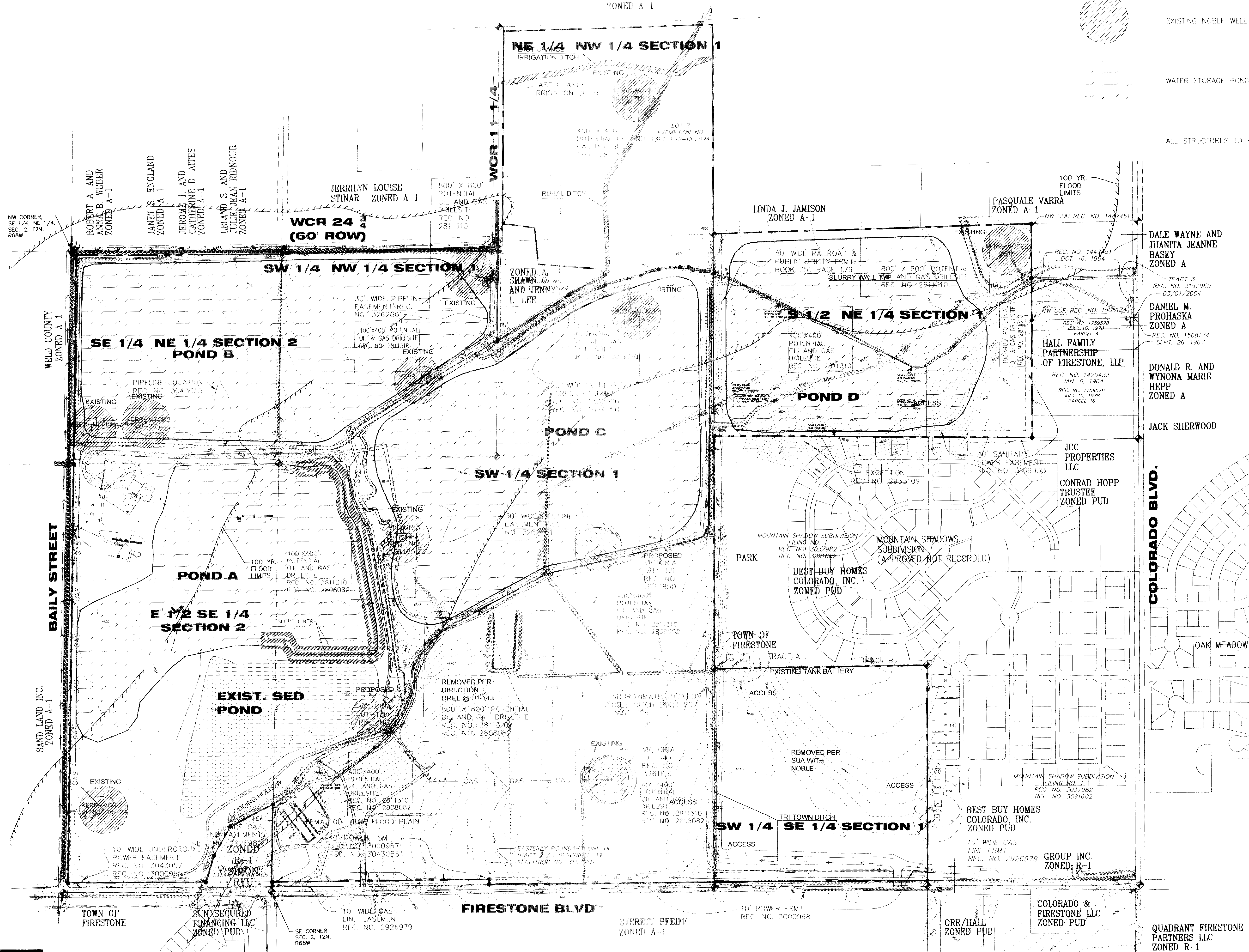


EXISTING NOBLE WELL LOCATION



WATER STORAGE POND

ALL STRUCTURES TO BE REMOVED



Scale: 1" = 300'



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The Shores
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Town of Firestone, County of Weld, State of Colorado

THE SHORES

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SHEET 3 OF 5

Land Use Summary

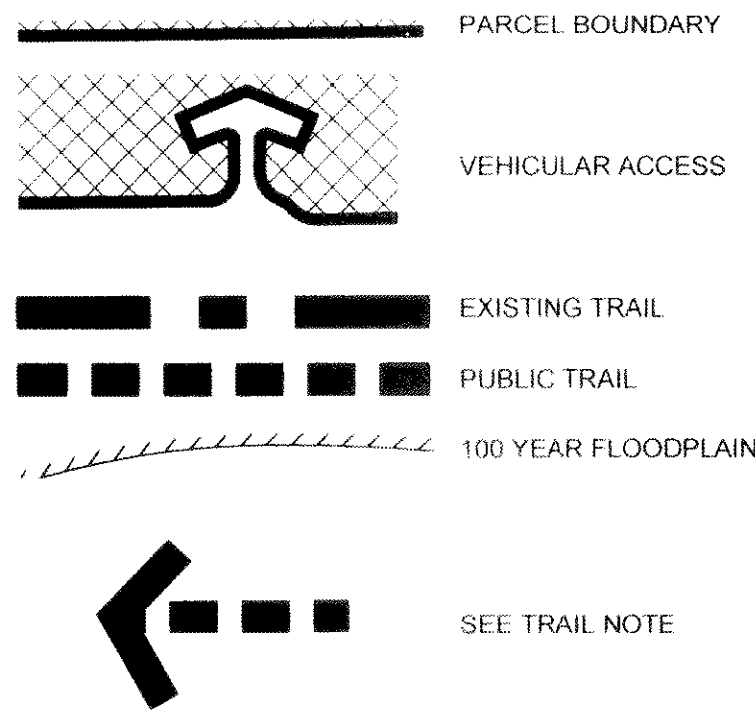
PLANNING AREA	ZONING	USE	ACRES	DWELLING UNITS	DENSITY	% OF ACRES
1	R-C	Multifamily	9.944	159	16.0	2.04%
4	R-C	Single Family Attached / Multifamily	37.294	447	12.0	7.66%
6	R-B	Single Family Detached	40.194	97	2.4	8.26%
Subtotal Residential			87.432	704	8.05 Net DU/AC	17.96%
2	OS	Informal Parks, Open Space, Detention	45.017			9.25%
3	OS	Open Space	296.159			60.83%
5	RC	Commercial	58.209			11.96%
TOTAL			486.817	703	1.44 Gross DU/AC	100.00%

Notes:

1. All arrows indicate potential access points.
2. Planning areas are measured to the centerline between areas.

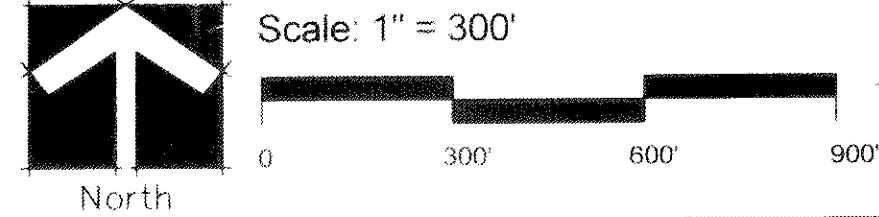
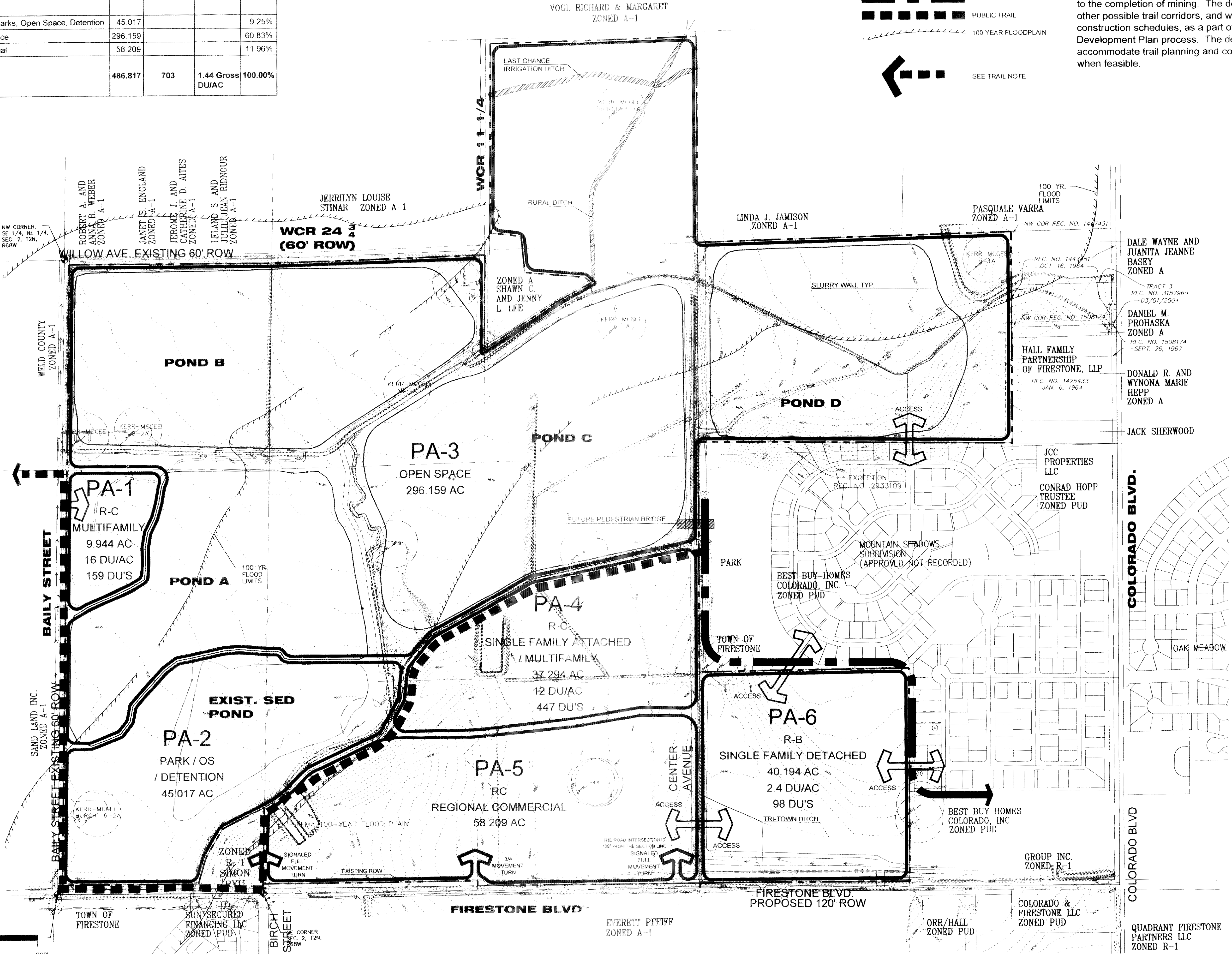
OUTLINE DEVELOPMENT PLAN - ODP MAP
THE SHORES
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 4 OF 5

LEGEND:



Trail Note:

The intent is to provide a continuation of the Firestone Legacy Trail from Colorado Blvd. west through The Shores property to allow for an ultimate connection to St. Vrain State Park. Mining and water storage operations will constrain where trails may be located and when construction and usage may occur. Construction that does not interfere with mining operations may occur prior to the completion of mining. The developer will evaluate other possible trail corridors, and will address trail construction schedules, as a part of the Final Development Plan process. The developer will also accommodate trail planning and construction prior to FDP when feasible.



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